120.0	0013	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,087,000 / 1,087,000
					USE VALUE:	1,087,000 / 1,087,000
					ASSESSED:	1,087,000 / 1,087,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CHRISTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARMA PRAVEEN K & REJENI
Owner 2:	
Owner 3:	
Street 1:	16 CHRISTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	10 DRAPER STREET UNIT 31
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Clapboard Exterior and 3276 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8820.000	607,800		479,200	1,087,000
Total Card	0.202	607,800		479,200	1,087,000
Total Parcel	0.202	607,800		479,200	1,087,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.81 /Parcel: 331.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	607,800	0	8,820.	479,200	1,087,000		Year end	12/23/2021
2021	101	FV	590,600	0	8,820.	479,200	1,069,800		Year End Roll	12/10/2020
2020	101	FV	590,700	0	8,820.	479,200	1,069,900	1,069,900	Year End Roll	12/18/2019
2019	101	FV	438,600	0	8,820.	486,100	924,700	924,700	Year End Roll	1/3/2019
2018	101	FV	438,600	0	8,820.	362,800	801,400	801,400	Year End Roll	12/20/2017
2017	101	FV	438,600	0	8,820.	328,600	767,200	767,200	Year End Roll	1/3/2017
2016	101	FV	438,600	0	8,820.	314,900	753,500	753,500	Year End	1/4/2016
2015	101	FV	135,200	0	8,370.	261,700	396,900	396,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9335

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	65154-442		4/1/2015		900,000	No	No		
KITCHENKA PAUL	64144-214		8/27/2014	Abutter	4,500	No	No		Transfer of 121 sqft of land from 16 Christin
TAHMOUSH EMILIN	64141-213		8/27/2014	Change>Sale	425,000	No	No		
TAHMOUSH EMILIN	30697-286		9/27/1999		270,000	No	No		
TAHMOUSH JAMES	22075-294		5/29/1992		90,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1816	Wood Dec	4,000	C				
10/17/2018	1531	Wood Dec	12,000	C				
5/12/2015	469	Redo Bas	24,000					
12/16/2014	1711	Heat App	8,000					Install propane fu
10/24/2014	1405	Addition	140,000					Add second story,
6/3/2003	410	Redo Bat	12,000	C		G6	GR FY06	BMT BTH

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	Permit Insp	PC	PHIL C
4/17/2015	Sales Verif.	PC	PHIL C
11/6/2008	Entry Denied	372	PATRIOT
6/23/2005	Permit Visit	BR	B Rossignol
11/10/2000	Inspected	264	PATRIOT
11/8/2000	Hearing Chag	264	PATRIOT
6/19/2000	MLS		
2/16/2000	Mailer Sent		
2/16/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8820		Sq. Ft.	Site		0	70.	0.78	5									479,220						479,200	

Patriot Properties Inc.

User Acct: 77730
GIS Ref:
GIS Ref:
Insp Date: 11/06/08
!9335!

PRINT: Date 12/30/21 Time 08:53:32

LAST REV: Date 03/20/19 Time 09:09:48 danam

USER DEFINED

Prior Id # 1:	77730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.20248	Total SF/SM:	8820	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	479,220	Spl Credit		Total:	479,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13076925
Const Adj.:	0.99790019
Adj $ / SQ:	146.691
Other Features:	146149
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637154
Depreciation:	29309
Depreciated Total:	607845

COMMENTS

Land area change based on deed 64141:213 and Plan 712 of 2014.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

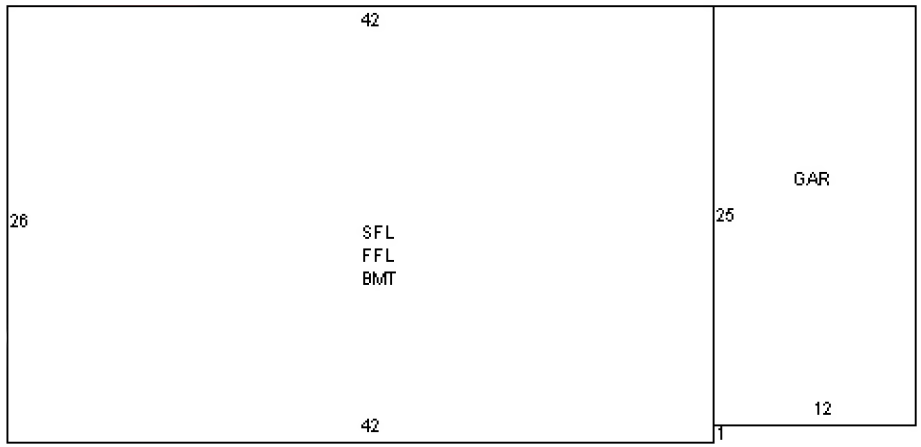
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.36
Special Features:	0	Val/Su Net:	169.97
Final Total:	607800	Val/Su SzAd	278.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	96.820	105,723
FFL	First Floor	1,092	146.690	160,187
SFL	Second Floor	1,092	146.690	160,187
GAR	Garage	300	23.280	6,985
	Net Sketched Area:	3,576	Total:	433,082
Size Ad	2184	Gross Area	3576	FinArea 3276

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0013-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: